

178.0

0008

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

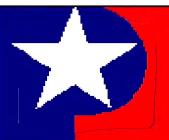
643,800 / 643,800

USE VALUE:

643,800 / 643,800

ASSESSED:

643,800 / 643,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
120		DOW AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SERSICH JOHN &	
Owner 2: SULLIVAN JENNIFER	
Owner 3:	

Street 1: 120 DOW AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHAPIN BEATRICE F -
Owner 2: -

Street 1: 120 DOW AVE
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,735 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1963, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3735		Sq. Ft.	Site		0	70.	1.42	7									372,436						372,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									121077	
101	3735.000	271,400		372,400	643,800									GIS Ref	
														GIS Ref	
														Insp Date	
														11/24/08	

PREVIOUS ASSESSMENT										Parcel ID		178.0-0008-0001.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	271,400	0	3,735.	372,400	643,800	643,800	Year End Roll	12/18/2019				
2019	101	FV	213,300	0	3,735.	372,400	585,700	585,700	Year End Roll	1/3/2019				
2018	101	FV	213,300	0	3,735.	313,900	527,200	527,200	Year End Roll	12/20/2017				
2017	101	FV	213,300	0	3,735.	287,300	500,600	500,600	Year End Roll	1/3/2017				
2016	101	FV	213,300	0	3,735.	244,700	458,000	458,000	Year End	1/4/2016				
2015	101	FV	207,600	0	3,735.	212,800	420,400	420,400	Year End Roll	12/11/2014				
2014	101	FV	207,600	0	3,735.	196,900	404,500	404,500	Year End Roll	12/16/2013				
2013	101	FV	207,600	0	3,735.	187,300	394,900	394,900		12/13/2012				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
CHAPIN BEATRICE	58709-489		3/19/2012		397,000	No	No										
CHAPIN BEATRICE	51672-57		9/11/2008	Family		99	No	No									
CHAPIN BEATRICE	51482-381		7/25/2008	Family		1	No	No									
	18797-217		1/1/1988			99	No	No	A								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
10/8/2015	1527	Re-Roof	3,900							5/20/2015	Permit Insp	PC	PHIL C				
2/19/2015	164	New Wind	6,000							6/19/2012	MLS	EMK	Ellen K				
3/20/2012	262	Redo Kit	10,000							5/31/2012	Info Fm Prmt	MM	Mary M				
8/19/1993	401	Manual	900							11/24/2008	Meas/Inspect	345	PATRIOT				
										2/29/2000	Inspected	276	PATRIOT				
										1/4/2000	Mailer Sent						
										12/27/1999	Measured	163	PATRIOT				
										12/1/1991		PM	Peter M				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 05 - Garrison				Full Bath: 1	Rating: Average			SINK/BMT.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:										28						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	12%			OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: TAN/RED BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1963	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G13	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1									
Const Mod:				% Own:				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	3										
Avg Ht/FL: STD				Functional:				Additions:													
Prim Int Wall: 1 - Drywall				Economic:				Kitchen:													
Sec Int Wall:	%			Special:				Baths:													
Partition: T - Typical				Override:				Plumbing:													
Prim Floors: 4 - Carpet				Total: 26.4 %				Electric:													
Sec Floors:	%			CALC SUMMARY				Heating:													
Bsmt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				General:													
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES													
Bsmt Gar: 1				Const Adj.: 0.99356401				Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3 - Typical				Adj \$ / SQ: 181.077																	
Insulation: 2 - Typical				Other Features: 83800																	
Int vs Ext: S				Grade Factor: 1.00																	
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																	
Heat Type: 3 - Forced H/W				NBHD Mod:																	
# Heat Sys: 1				LUC Factor: 1.00																	
% Heated: 100		% AC:		Adj Total: 368743																	
Solar HW: NO		Central Vac: NO		Depreciation: 97348																	
% Com Wall:		% Sprinkled:		Depreciated Total: 271395																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0008-0001.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			AssessPro Patriot Properties, Inc
More: N					Total Yard Items:				Total Special Features:							Total:					